

104.0

0005

0005.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
795,800 / 795,800

USE VALUE:

795,800 / 795,800

ASSESSED:

795,800 / 795,800


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
319		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREE LUCIUS/ TRUSTEE &
Owner 2:	COVENEY DONNA M/ TRUSTEE
Owner 3:	319 RIDGE ST NOMINEE REALTY TR

Street 1: 319 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FREE LUCIUS /ETAL -

Owner 2: COVENEY DONNA M -

Street 1: 319 RIDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,442 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2290 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8442		Sq. Ft.	Site		0	70.	0.80	4									471,281						471,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		8442.000	324,500		471,300	795,800				
Total Card		0.194	324,500		471,300	795,800	Entered Lot Size			
Total Parcel		0.194	324,500		471,300	795,800	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	347.57	/Parcel: 347.5	Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,400	0	8,442.	471,300	795,700	795,700	Year End Roll	12/18/2019
2019	101	FV	255,100	0	8,442.	471,300	726,400	726,400	Year End Roll	1/3/2019
2018	101	FV	255,100	0	8,442.	404,000	659,100	659,100	Year End Roll	12/20/2017
2017	101	FV	255,100	0	8,442.	377,000	632,100	632,100	Year End Roll	1/3/2017
2016	101	FV	255,100	0	8,442.	323,200	578,300	578,300	Year End	1/4/2016
2015	101	FV	240,300	0	8,442.	289,500	529,800	529,800	Year End Roll	12/11/2014
2014	101	FV	240,300	0	8,442.	268,000	508,300	508,300	Year End Roll	12/16/2013
2013	101	FV	238,400	0	8,442.	255,500	493,900	493,900		12/13/2012

Parcel ID 104.0-0005-0005.A

!8289!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREE LUCIUS /ET	1484-77		1/20/2016	Convenience	100	No	No		
MARTYN WILLIAM	1240-24		7/20/2001		390,000	No	No		
MARTIN WILLIAM	748-64		11/2/1999	Family		No	No	N	

PAT ACCT.

8289

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1508	New Wind	12,750	C				
3/19/2013	390	Redo Kit	40,766					

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
7/3/2013	Info Fm Prmt	EMK	Ellen K
6/15/2009	Measured	189	PATRIOT
10/1/2001	MLS	MM	Mary M
10/25/1999	Meas/Inspect	264	PATRIOT
8/13/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

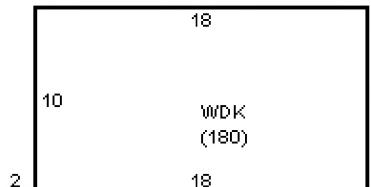
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

24

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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	864	67.800	58,576	BMT	100	RRM	90	C	
FFL	First Floor	864	142.580	123,188						
TQS	3/4 Story	648	142.580	92,391						
GAR	Garage	240	25.670	6,161						
WDK	Deck	180	11.670	2,101						
					Net Sketched Area:	2,796	Total:	282,417		
Size Ad	1512	Gross Are	3012	FinArea	2290					

IMAGE**AssessPro Patriot Properties, Inc****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1999	0.00	T	16	101						

PARCEL ID

104.0-0005-0005.A

More: N

Total Yard Items:

Total Special Features:

Total: